



# Placer County

## CEQA Active Projects, September 2010

alphabetical order

### New Projects since August 1, 2010

**FORMICA INDUSTRIAL PARK - PSUB - T20100269 - BOS2**

#### **6731 TAHOE TIMESHARE - PCPA - T20090078 - BOS5 - MAJ176**

**Status:** Applicant 3rd submittal received 8/18/10; County comments due 9/8/10

**Lead:** ALLEN BREUCH

**Project Description:** The project proposes construction of 10 new timeshare duplexes, workforce housing, and related structures on the 5.6-acre parcel.

**Applicant:** GARY DAVIS GROUP, INC. Work: 530-583-9222

**Location:** NORTHWEST CORNER OF NORTH LAKE BLVD & ANDERSON ROAD, TAHOE VISTA

**Acres:** 5.19

**Community Plan:** North Tahoe Community Plan

**MAC Area:** NORTH TAHOE REGIONAL ADVISORY COUNCIL

**Owner:** BILL STEVENSON

APN	Zoning
117-071-015-000	022 TAHOE VISTA SA #1: TOURIST
117-071-044-000	022 TAHOE VISTA SA #1: TOURIST

#### **AMAZING FACTS MINISTRIES - PEIR - T20080021 - BOS4 - MAJ127**

**Status:** County comments sent to Consultant 6/25/10; Screencheck Draft EIR due

**Lead:** EJ IVALDI

**Project Description:** The proposed project includes a Minor Use Permit to allow a church facility. Phase I would include a 60,000-square foot multi-use space for approximately 1,300 people. Phase II would include an 85,500 square foot worship sanctuary for 2,000 people, an 11,000-square foot Resource Center, and Ministry offices totaling 20,000 square feet. Phase III would include 10,000 square feet of Ministry offices. Approximately 1,000 parking spaces are proposed as part of this project.

**Applicant:** ROD SHEARER Work: 360-666-5600

**Location:** 6750 OAK HILL LANE

**Acres:** 69.34

**Community Plan:** Granite Bay Community Plan

**MAC Area:** GRANITE BAY MAC

**Owner:** AMAZING FACTS INC

APN	Zoning
046-050-006-000	F-B-X 20 AC. MIN.
046-050-008-000	F-B-X 20 AC. MIN.

#### **AUBURN CREEKSIDE CENTER - PEIR - T20050277 - BOS3 - MAJ98**

**Status:** Additional information required before 1st ADEIR can be prepared

**Lead:** MIKE WELLS

**Project Description:** Entitlements: Conditional Use Permit and Design Review. The project proposes developing a commercial retail center on a 13.2 acre property located east of SR 49, and immediately north of the Target store, in the North Auburn area. The development areas are situated on the east and west sides of a tributary to Rock Creek, which traverses the site from south to north. This area is approximately 9 acres in area; the remaining 4.2 acres that are associated with the stream and riparian corridor will be protected as open space. The development will be phased, ultimately consisting of approximately 85,000 square feet of new retail space and parking for 321 vehicles. The project proposes extending

Education Street east, bridging the creek, and terminating at a new traffic circle at a new Quartz Drive extension.

**Applicant:** AR ASSOCIATES Work: 530-888-1288  
**Location:** ROCK CREEK ROAD AND HIGHWAY 49, AUBURN AREA  
**Acres:** 13.63  
**Community Plan:** Auburn/Bowman Community Plan  
**MAC Area:** NORTH AUBURN MAC  
**Owner:** Robert Wenzel  
**APN** **Zoning**  
 052-030-048-000 CPD-Dc  
 052-030-048-000 CPD-Dc-FH

#### **BELCARA (MONARCH RIDGE VINEYARDS) - PSUB - T20080156 - BOS5**

**Status:** Application deemed complete 12/16/08; Initial Study being prepared  
**Lead:** MELANIE JACKSON  
**Project Description:** The Belcara site is a rural residential, planned development. Single-family residences will be situated amid the vineyards and will be constructed with a consistent architectural fashion. The proposed project consists of 39 residential lots ranging from .83 acres to 6.35 acres, though most homes will be on 1 to 1.5 acre lots. The project will be developed in phases and will require a tentative map, final map(s), grading/improvement plans and building permits. Revisions to the plan may occur in response to public comments or additional analysis.  
**Applicant:** RUSSELL KING Work: 530-272-8328  
**Location:** 18399 FORESTHILL RD, FORESTHILL  
**Acres:** 21.79  
**Community Plan:** Foresthill Community Plan  
**MAC Area:** FORESTHILL FORUM  
**Owner:** DUTRA PROPERTIES, LLC  
**APN** **Zoning**  
 078-191-060-000 RF-B-X 20 AC. MIN. PD = 0.44  
 078-191-060-000 RF-B-X 4.6 AC. MIN. PD = 0.44  
 078-191-062-000 RF-B-X 2.3 AC. MIN. PD = 0.44  
 078-191-062-000 RF-B-X 4.6 AC. MIN. PD = 0.44  
 078-191-064-000 RF-B-X 2.3 AC. MIN. PD = 0.44  
 078-191-064-000 RF-B-X 20 AC. MIN. PD = 0.44  
 078-191-064-000 RF-B-X 4.6 AC. MIN. PD = 0.44

#### **BLACKHAWK LANE MLD & REZONE - PMLD - T20090218 - BOS5 - MAJ180**

**Status:** County comments sent 4/19/10; Applicant 3rd submittal due 6/18/10  
**Lead:** MIKE WELLS  
**Project Description:** The project proposes to divide a 53-acre property into four parcels of 6.5 acres, 7.2 acres, 7.9 acres, and 32.8 acres, and to rezone from RF-B-X 20 acre minimum & RF-B-X 160 acre minimum to RF-B-X 4.6 acre minimum to coincide with the 2008 Foresthill Community Plan.  
**Applicant:** ANDREGG GEOMATICS Work: 530-885-7072  
**Location:** 6960 BLACKHAWK LANE, FORESTHILL  
**Acres:** 32.22  
**Community Plan:** Foresthill Community Plan  
**MAC Area:** FORESTHILL FORUM  
**Owner:** RICHARD KRAEMER  
**APN** **Zoning**  
 064-270-022-000 RF-B-X 160 AC. MIN. PD = 0.05  
 064-270-022-000 RF-B-X 20 AC. MIN.  
 064-340-005-000 RF-B-X 20 AC. MIN.

**BRENNAN'S POINT - PSUB - T20070507 - BOS3**

**Status:** County comments sent 11/17/08; Applicant next submittal pending DTSC's soil remediation determination

**Lead:** LEAH ROSASCO

**Project Description:** Applicant proposes major subdivision into 14 lots of 2.3 acres each for single family residences. In addition, there will be a 0.7-acre lot to be used as a common area for exclusive use of lots 6,7,8,13 and 14. Streets off Brennan's Road will be private and gated with a turnaround and mail boxes located at the intersection of all interior streets. The applicant is also applying for a Variance to the size of lot 10 which is required to be 2.3 acres and is actually only 1.909 acres.

**Applicant:** ROBERT DUDUGJIAN Work: 916-786-7272

**Location:** BRENNAN ROAD NORTH OF BALMORAL DRIVE, HORSESHOE BAR AREA

**Acres:** 37.33

**Community Plan:** Horseshoe Bar/Penryn CP

**MAC Area:** HORSESHOE BAR MAC

**Owner:** ARROWEST PROPERTIES INC

APN	Zoning
032-253-017-000	RA-B-100

**BUNCH CREEK REZONE - PREA - 20060521 - BOS5**

**Status:** Modified Mitigated Negative Declaration public review ended 1/4/2010; Planning Commission hearing on 5/13/10 denial recommended; BOS hearing on 8/24/10 denial approved; CEQA process complete

**Lead:** CRYSTAL JACOBSEN

**Project Description:** The project includes a proposal to rezone the subject property from TPZ (Timberland Production) to RF-BX-80 Acre Minimum (Residential Forest, combining an 80-acre minimum lot size). The project site currently consists of one 597.5 acre parcel.

**Applicant:** ANDREGG GEOMATICS Work: 530-885-7072

**Location:** YANKEE JIM RD, ONE MILE EAST OF CANYON WAY

**Acres:** 170.09

**Community Plan:** Placer County General Plan

**MAC Area:** WEIMAR/APPLEGATE/COLFAX MAC

**Owner:** FRED BASQUIN & JED PARKER

APN	Zoning
071-270-003-000	TPZ
071-310-001-000	TPZ
071-320-001-000	TPZ
071-330-008-000	TPZ

**CALDWELL REZONING PROJECT - PREA - T20080154 - BOS5**

**Status:** MITIGATED NEGATIVE DECLARATION PUBLIC REVIEW ended 9/3/09; Board of Supervisor hearing 5/17/10 recommending further study

**Lead:** STEVE BUELNA

**Project Description:** Applicant requests approval for a dedicated easement to Placer County for an Avalanche shooting structure. To dedicate an easement to Alpine Springs County Water District for a water and sewer main line. Applicant requests a Rezone from Open Space (O) to Residential Single Family (RS) in order to build one residence on site.

**Applicant:** CALDWELL LLC Work: 530-583-5761

**Location:** CORNER OF DEER PARK DR & ALPINE MEADOWS RD, SOUTHWEST CORNER

**Acres:** 6.72

**Community Plan:** Alpine Meadows Community Plan

**MAC Area:** NORTH TAHOE REGIONAL ADVISORY COUNCIL

**Owner:** CALDWELL LLC

APN	Zoning
095-290-017-000	O

**CELEBRATION COMMUNITY FELLOWSHIP - PMPA - T20070467 - BOS5**

**Status:** Planning Commission hearing approved 5/27/10; Notice of Determination filed 5/27/10; Board of Supervisors hearing approved 8/24/10; Notice of Determination filed 8/26/10; CEQA process complete

**Lead:** GERRY HAAS

**Project Description:** The project consists of a 17,900 square-foot church, including a 400 seat multi-purpose room, accessory offices, classrooms, and kitchen. In addition to the primary structure, an outdoor activity area is proposed. The project will be surrounded with parking and landscaping. The primary use would be for church services on Sunday mornings and office use throughout the week. Some classrooms would be used on week nights for Bible study and related activities. The kitchen would be used for church special events and to support certain classes during the week. The multi-purpose room would include a regulation basketball court. A Mitigated Negative Declaration has been prepared for this project, which analyzes the potential impacts associated with the project as proposed. The MND is currently being revised to reflect public concerns that have been raised during review of the project. A new Zoning Administrator hearing for the project could be scheduled for later this year.

**Applicant:** KEVIN SULLIVAN Work: 530-878-1445

**Location:** CORNER OF DRY CREEK RD AND NEILS RD IN THE NORTH AUBURN AREA

**Acres:** 1.03

**Community Plan:** Auburn/Bowman Community Plan

**MAC Area:** NONE

**Owner:** CELEBRATION COMMUNITY FELLOWSHIP

<b>APN</b>	<b>Zoning</b>
077-050-055-000	F 4.6 AC. MIN.

**CEMEX/PATTERSON - MODIFICATION - PCPA - T20090345 - BOS2 - MAJ58A**

**Status:** Addendum to the previously-certified EIR has been prepared; Planning Commission hearing scheduled for 9/23/10

**Lead:** ALEX FISCH

**Project Description:** The project proposes to modify Condition 2A (Permanent Conservation of Farmland), Conditions 63 and 64 (Implement Electric Powered Conveyor Belt for transport of run-of-pit material to processing area and Convert Diesel Powered Water Pump to Electric), Condition 29 and Condition 83 (Submit Revised Reclamation Plan), and Condition 88 (Stream Alteration Agreement relative to timing to construct levee improvements). Specifically, the timing and / or phasing of each of the above listed conditions are proposed to be modified to allow for alternative phasing schedules consistent with the scope of impacts and levels of mitigation previously identified for this project. The project site is located on the northwest side of Camp Far West Road three miles northeast of the town of Sheridan. The project site is zoned Farm combining minimum Building Site of 20 acres combining Mineral Reserve combining Special Purpose (F-B-X-MR-SP 20 acre minimum).

**Applicant:** CEMEX CONSTRUCTION MATERIALS, L.P. Work: 916-941-2907

**Location:** NORTH & SOUTH OF BEAR RIVER IN NORTHWESTERN PLACER COUNTY AND SOUTHERN YUBA COUNTY

**Acres:** 644.97

**Community Plan:** Placer County General Plan

**MAC Area:** NONE

**Owner:** AKT WHEATLAND RANCH LLC

<b>APN</b>	<b>Zoning</b>
018-010-001-510	F-B-X 20 AC. MIN.
018-010-001-510	F-B-X-MR-SP 20 AC. MIN.
018-010-001-520	
018-031-004-000	F-B-X-MR-SP 20 AC. MIN.
018-031-051-510	F-B-X 20 AC. MIN.
018-031-051-510	F-B-X-MR-SP 20 AC. MIN.
018-031-051-520	
018-031-052-510	F-B-X 20 AC. MIN.
018-031-052-510	F-B-X-MR-SP 20 AC. MIN.
018-031-052-520	
018-031-053-510	F-B-X 20 AC. MIN.
018-031-053-510	F-B-X-MR-SP 20 AC. MIN.
018-031-053-520	
018-031-060-000	F-B-X-MR-SP 20 AC. MIN.
018-031-061-000	F-B-X-MR-SP 20 AC. MIN.
018-031-062-000	F-B-X-MR-SP 20 AC. MIN.
018-031-063-000	F-B-X-MR-SP 20 AC. MIN.
018-031-078-000	F-B-X-MR-SP 20 AC. MIN.
018-140-024-000	F-B-X-MR-SP 20 AC. MIN.

018-140-025-000 F-B-X-MR-SP 20 AC. MIN.

**DENNY'S TRAILER PARK - PSUB - T20090079 - BOS5 - MAJ177**

**Status:** County comments sent 3/10/10; Applicant 4th resubmittal due 4/9/10

**Lead:** ALLEN BREUCH

**Project Description:** The project proposes to reconfigure the seven existing non-conforming lots to conform to the layout of the existing manufactured homes in order to allow ownership to the rental park. No physical changes to the property are being proposed.

**Applicant:** SIMON ENVIRONMENTAL PLANNING Work: 530-577-0406

**Location:** 8679 TROUT AVENUE, KINGS BEACH

**Acres:** 0.49

**Community Plan:** North Tahoe Community Plan

**MAC Area:** NORTH TAHOE REGIONAL ADVISORY COUNCIL

**Owner:** 8679 TROUT LLC

APN	Zoning
090-124-024-000	028 KINGS BEACH RESIDENTIAL

**DRY CREEK CP TRANSPORTATION ELEMENT - PEIR - T20070805 -**

**Status:** Public comments on Draft EIR sent to EIR consultant 7/27/10; 1st Administrative Final EIR due 8/27/10

**Lead:** PHILLIP VASSION

**Project Description:** The project is an update to the Dry Creek/West Placer Community Plan, Transportation Element. DPW proposes to keep PFE Road open and to construct speed reduction treatments on PFE Road and Cook-Riolo Road to reduce transportation impacts associated with closing PFE Road as called for in the Community Plan, and to preserve the rural character of the Community Plan area.

**DRY CREEK GREENWAY EIR - PEIR - T20050421 -**

**Status:** Final EIR public review from 1/5/09 to 1/14/09; Board of Supervisors Hearing pending

**Lead:** CHRIS SCHMIDT

**Project Description:** This project will prepare a programmatic-level Environmental Impact Report for the multi-jurisdiction Dry Creek Greenway Regional Vision Plan. The Greenway Plan envisions a regional open space greenway and park system that protects the natural waterways, riparian corridors, natural and cultural resources and sensitive habitat lands, and provides compatible recreational opportunities that do not impact sensitive resources. The study area, consisting of Dry Creek and major tributaries Miners Ravine, Secret Ravine, Strap Ravine, Antelope Creek, Cirby Creek, Clover Valley Creek and Linda Creek, is located within the Dry Creek watershed in Southeast Placer County. The proposed Dry Creek Greenway will provide a continuous and coordinated system of preserved lands and habitat, with a connecting corridor of walking, equestrian, and bicycle trails from the Sacramento border to the Folsom Lake State Recreation Area.

**ENCLAVE AT GRANITE BAY SENIOR HOUSING - PSUB - T20080329 - BOS4 - MAJ146**

**Status:** Mitigated Negative Declaration public review ended 5/29/09; Planning Commission hearing denied on 8/13/09; Board of Supervisors hearing pending

**Lead:** EJ IVALDI

**Project Description:** Project proposes 29 single-family residential lots (Senior housing). Residential lots would accommodate one-story residences ranging in size from 2,200 to 2,600 square feet in area. Approximately 49% of the land would be dedicated to open space including natural wetland areas, pedestrian pathways, bocce ball courts and community barbecue area.

**Applicant:** RANCHO CORTINA PROPERTIES Work: 530-887-8877

**Location:** NORTH SIDE OF ELMHURST DRIVE, INTERSECTION OF SWAN LAKE DRIVE, GRANITE BAY

**Acres:** 2.55

**Community Plan:** Granite Bay Community Plan

**MAC Area:** GRANITE BAY MAC

**Owner:** PASTOR LAND DEVELOPMENT INC

APN	Zoning
050-020-009-000	RA-B-100
050-020-010-000	RA-B-100

050-020-011-000 RA-B-100  
466-080-013-000 RA-B-100  
466-080-013-000 RS-AG-B-40

**ENGLISH COLONY ESTATES - PEIR - T20060029 - BOS3 - MAJ113**

**Status:** Additional information required from the applicant before 1st ADEIR can be prepared

**Lead:** EJ IVALDI

**Project Description:** The proposed project requests an amendment of the Horseshoe Bar/Penryn Community Plan to change the land use designation of the property from Rural Estates (RE) to Rural Residential (RR) to allow for the proposed lot sizes (2.3 acres minimum). The proposed project also requests a rezoning of the property from the existing Residential Agriculture, 10- acre minimum (RA-10) to Residential Agriculture, 100,000 square feet minimum (RA-100). The project proposes to subdivide the 78-acre project site into 23 residential lots with a minimum lot size of  $\pm 2.3$  acres. The lots proposed range from 2.3 acres to  $\pm 3.3$  acres. The proposed project would construct 23 single-family homes and would provide necessary infrastructure, including internal roadways and utilities. The project proposes individual onsite wastewater disposal systems to serve each lot. The project includes  $\pm 13.8$  acres of open space. The project also proposes an equestrian trail system within the development connecting to the public trail system in the Traylor Ranch Nature Reserve across English Colony Way, south of the project site.

**Applicant:** GIDARO GROUP, LLC Work: 916-979-4800

**Location:** NORTHSIDE OF ENGLISH COLONY WAY AT DEL MAR

**Acres:** 4.11

**Community Plan:** Horseshoe Bar/Penryn CP

**MAC Area:** PENRYN AREA ADVISORY COUNCIL

**Owner:** PENRYN 81, LLC

APN	Zoning
032-051-003-000	RA-B-X 10 AC. MIN.
032-051-004-000	RA-B-X 10 AC. MIN.

**FLOWER FARM COTTAGES - PMPM - T20100112 - BOS4**

**Status:** Addendum to the previously-adopted Mitigated Negative Declaration being prepared; Zoning Administrator hearing scheduled for 9/16/10

**Lead:** ROY SCHAEFER

**Project Description:** The project proposes to add three additional guest cottages to an existing bed and breakfast operation.

**Applicant:** JOHN AND ANN BOWLER Home: 916-791-2309

**Location:** HORSESHOE BAR RD & AUB FOLSOM RD

**Acres:** 10.41

**Community Plan:** Horseshoe Bar/Penryn CP

**MAC Area:** HORSESHOE BAR MAC

**Owner:** JOHN AND ANN BOWLER

APN	Zoning
036-083-011-000	F-B-100
036-083-011-000	F-B-43

**FORESTHILL HEIGHTS - PSUB - T20080413 - BOS5 - MAJ156**

**Status:** Mitigated Negative Declaration public review ended 12/01/09; Project entitlements due

**Lead:** MIKE WELLS

**Project Description:** The project involves a proposed rural residential, planned development consisting of eight single-family residential lots, ranging in size from 2.4 acres to 3.5 acres. The property measures approximately 45 acres. The project will require a Conditional Use Permit and a Tentative Subdivision Map. Revisions to the plan may occur in response to public comments or additional analysis.

**Applicant:** GALLELLI & SON LLC Work: 916-415-9097

**Location:** FORESTHILL ROAD

**Acres:** 41.53

**Community Plan:** Foresthill Community Plan

**Plan:****MAC Area:** FORESTHILL FORUM**Owner:** GALLELLI & SON LLC

APN	Zoning
073-261-062-000	RF-B-X 20 AC. MIN. PD = 0.22

**FORMICA INDUSTRIAL PARK - PSUB - T20100269 - BOS2 - MAJ200****Status:** Applicant 1st submittal received 8/6/10; County comments due 9/2/10**Lead:** ALEX FISCH**Project Description:** The project proposes to subdivide 84.4 acres of the total 212-acre former Formica plant site to create 10 parcels, ranging in size from 0.9 acres to 32 acres.**Applicant:** UBORA ENGINEERING & PLANNING INC Work: 916-780-2500**Location:** 3500 CINCINNATI AVE, SUNSET INDUSTRIAL AREA**Acres:** 128.47**Community Plan:** Sunset Industrial Area Plan**MAC Area:** NONE**Owner:** PBHL C/O CERBERUS CAPITAL MANAGEMENT

APN	Zoning
017-063-025-000	INP-Dc
017-063-027-000	INP-Dc

**FOX HILL LANE ESTATES - PSUB - T20070011 - BOS3****Status:** County comments sent 8/25/08; Applicant 5th submittal pending DTSC's soil remediation determination**Lead:** LEAH ROSASCO**Project Description:** The project proposed to subdivide the 35.7 acre site into seven rural residential lots ranging in size from 4.6 +/- acres to 6.1 +/- acres. The project will be developed as a single phase over the period of two years for a subdivision.**Applicant:** MORTON & PITALO, INC. Work: 916-773-7677**Location:** APPROX 850 FEET NW OF THE INTERSECTION OF FOX HILL LANE & UNCLE JOE'S LANE, NEWCASTLE**Acres:** 12.17**Community Plan:** Placer County General Plan**MAC Area:** NEWCASTLE/OPHIR MAC**Owner:** JAVIER RENE (SUNSET GOLD)

APN	Zoning
031-161-006-000	F-B-X 4.6 AC. MIN. PD = 0.22
031-161-007-000	F-B-X 4.6 AC. MIN. PD = 0.22

**HERITAGE CENTER - PMPA - T20090129 - BOS3****Status:** Application deemed complete 8/23/10; Initial Study being prepared**Lead:** ALEX FISCH**Project Description:** The project proposes to convert an existing 2,743 square-foot historic residence known as the Hallbom Ranch to private offices for water quality personnel and water distribution operators for the Placer County Water Agency (PCWA). The offices would serve eight employees who would perform office tasks and stage field work from the premises from 7:00 a.m. to 5:00 p.m. Monday through Friday. Water quality staff and water distribution staff would arrive at the site each morning to check in, receive daily work assignments, and depart the premises in PCWA fleet vehicles. Personnel would travel to and from the site throughout the day to complete various work tasks including equipment pick-up and drop-off, completion of paperwork, and performance of routine office work. Fleet vehicles and personal vehicles would be stored in the existing parking spaces surrounding the site. Implementation of the office space use would require structural and mechanical modifications to the interior of the building, and exterior improvements to implement Americans with Disabilities Act (ADA) accessibility requirements. On-site parking and circulation improvements were previously constructed concurrent with improvements for the Foothill Phase II Raw Water Pump Station Project, which was completed in 2008. Those improvements include an 11 space parking lot located to the north of the residence, and a separate parking lot containing 23 parking spaces that is located to the southeast of the residence. An on-site fire hydrant served by an 8-inch waterline was also constructed and is live. The project would require construction of a Plate R-17 Major driveway encroachment for ingress and egress to the Ophir Road right-of-way. The encroachment would be



designed to a 55mph design speed and would include acceleration and deceleration tapers. Construction of driveway improvements would require an estimated 325 yards of fill in order to construct roadway shoulder widening and driveway tapers. The fill would be excavated from an on-site borrow area located 100 yards to the southwest of the residence, or may be obtained from an off-site location. Construction of driveway improvements would require removal of 24 native oak trees located on the property or within the roadway right-of-way, two of which were previously mitigated under separate project. The project is sewer by an existing sewer connection to the City of Auburn Waste Water Treatment Plant. The proposed potable water source would be an ephemeral spring located on the project site. A water treatment unit would be housed within an existing 822 square-foot building located immediately adjacent to the northwest side of the converted residence, and would be maintained by water quality personnel. The proposed project requires approval of a Minor Use Permit to implement the office space use, and may include approval of Variances to the County Design Standards for driveway throat width, size of parking stalls, and minimum back-up space for existing parking and circulation improvements.

**Applicant:** PLACER COUNTY WATER AGENCY Home: 530-823-4886

**Location:** 10681 OPHIR ROAD, AUBURN

**Acres:** 26.09

**Community Plan:** Ophir General Plan

**MAC Area:** NEWCASTLE/OPHIR MAC

**Owner:** PLACER COUNTY WATER AGENCY

APN	Zoning
040-111-054-000	INP-B-43-SP
040-111-055-000	INP-B-43-SP
040-111-055-000	RA-B-100-SP 2.3 AC. MIN.

#### **HOMEWOOD MOUNTAIN RESORT MASTER PLAN - PEIR - T20080052 - BOS5 - MAJ128**

**Status:** 1st Administrative Draft EIR received 6/22/10; County comments sent 7/29/10; ERC meeting scheduled on 8/3/10 to discuss all comments before 1nd ADEIR can be prepared

**Lead:** ALLEN BREUCH

**Project Description:** Proposal to participate in the community enhancement program with Placer County and TRPA. The Applicant has submitted a bubble diagram of the overall project including new base and up mountain recreation facilities, lodging, residential and commercial elements including the areas of the present north and south base and an off-highway connection in between the two areas. Also included are some local areas serving commercial areas including a small grocery store and hardware store. Mountain improvements contemplated include restaurant/lodge areas, learn to ski areas, and lift improvements.

**Applicant:** HOMEWOOD VILLAGE RESORTS LLC Work: 530-550-7460

**Location:** 5145 WEST LAKE BLVD, HOMEWOOD

**Acres:** 19.87

**Community Plan:** West Shore Area General Plan

**MAC Area:** NONE

**Owner:** HOMEWOOD VILLAGE RESORTS LLC

APN	Zoning
097-050-072-000	157 HOMEWOOD SKI AREA CONSERVATION
097-060-022-000	
097-060-024-000	157 HOMEWOOD SKI AREA CONSERVATION
097-130-034-000	157 HOMEWOOD SKI AREA CONSERVATION
097-130-034-000	159 HOMEWOOD COMMERCIAL
097-140-003-000	157 HOMEWOOD SKI AREA CONSERVATION
097-140-033-000	157 HOMEWOOD SKI AREA CONSERVATION
097-170-013-000	157 HOMEWOOD SKI AREA CONSERVATION
097-210-024-000	157 HOMEWOOD SKI AREA CONSERVATION

#### **KINGS BEACH TOWN CENTER - PEIR - T20080036 - BOS5 - MAJ131**

**Status:** Additional information required before the 1st Draft Notice of Preparation can be prepared

**Lead:** ALLEN BREUCH

**Project Description:** The Kings Beach Town Center project proposes to redevelop an existing commercial/residential site with a pedestrian friendly mixed-use development which would include a combination of residential, commercial, medical and professional offices, public facilities (e.g. civic, governmental, quasi-governmental offices) and parking uses. The project proposes a Tentative Subdivision Map which would merge the existing 18 parcels into seven parcels and would include both residential and commercial air space condominiums. Residential units would range from three bedroom two bath units to



studio units. Commercial units would range from 500 square feet to 3,500 square feet. Additional entitlements required include: a Conditional Use Permit, as required by the Kings Beach Community Plan for residential, public facility and parking uses, Design Review and amendments to both the Kings Beach Community Plan and Tahoe Regional Planning Agency's (TRPA) Code of Ordinances. Amendments to the Community Plan and TRPA Code may be needed to address increases to building height and building setback reductions, residential and commercial lot sizes, increased residential density, increased lot coverage and a reduction to the parking requirement. The Kings Beach Town Center project site is located within the downtown commercial area of Kings Beach Community. The project encompasses a city block fronted by Highway 28 at the south, Salmon Avenue at the north, Fox Street at the east and Coon Street at the west. The project also includes six parcels located on the north side of Salmon Avenue, but does not include the existing post office and community clinic.

**Applicant:** OGILVY CONSULTING Work: 530 546-3632  
**Location:** BETWEEN COON & FOX STREETS ON NORTH SIDE OF HIGHWAY 28  
**Acres:** 0.27  
**Community Plan:** North Tahoe Community Plan  
**MAC Area:** NORTH TAHOE REGIONAL ADVISORY COUNCIL  
**Owner:** BB LLC

APN	Zoning
090-126-020-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-126-021-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-126-022-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-126-024-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-126-039-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-126-040-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-133-003-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-133-005-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-133-006-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-133-007-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-133-008-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-133-009-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-133-010-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-133-011-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-133-012-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-133-015-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-133-016-000	029 KINGS BEACH SA #1: DOWNTOWN COMM
090-133-018-000	029 KINGS BEACH SA #1: DOWNTOWN COMM

#### LAKE TAHOE BASIN BIOMASS ENERGY FACILITY - PEIR - T20100194 - BOS5 - MAJ195

**Status:** 1st Administrative Draft EIR being prepared  
**Lead:** GERRY HAAS  
**Project Description:** The project proposes to construct a 1-3 megawatt biomass energy facility on a 1.3-acre site and install a connection, either underground or aboveground, to NV Energy's Kings Beach Substation on the adjacent 21.8-acre parcel.  
**Applicant:** PLACER COUNTY Work: 530-745-3011  
**Location:** NORTH OF DEER ST & EAST OF HWY 267, KINGS BEACH  
**Acres:** 1.35  
**Community Plan:** North Tahoe Community Plan  
**MAC Area:** NORTH TAHOE REGIONAL ADVISORY COUNCIL  
**Owner:** SIERRA PACIFIC POWER

APN	Zoning
090-030-029-000	019 MARTIS PEAK CONSERVATION
090-030-029-000	027 WOODVISTA RESIDENTIAL
090-041-006-000	026 KINGS BEACH INDUSTRIAL COMM/PS

#### LIFEHOUSE CHURCH - PMPA - T20080340 - BOS3 - MAJ150

**Status:** County comments sent 4/24/09; Applicant 2nd resubmittal pending DTSC's soil remediation determination  
**Lead:** ROY SCHAEFER  
**Project Description:** Applicant submitted a revised Environmental Questionnaire on March 27, 2009 for a church at 3131 Del Mar Avenue, Loomis. The proposed two-story church building would be 16,560 square feet on the first floor and 9,225 square feet on the second floor. The total square footage would be 25,785. The church is proposed to have 578 seats and 20

classrooms/offices. 219 parking stalls would be provided.

**Applicant:** TERRY TOLIVER Work: 916-677-9304

**Location:** 3131 DEL MAR AVE, LOOMIS

**Acres:** 19.21

**Community Plan:** Horseshoe Bar/Penryn CP

**MAC Area:** PENRYN AREA ADVISORY COUNCIL

**Owner:** LIFEHOUSE CHURCH

APN	Zoning
030-030-015-000	RA-B-X 10 AC. MIN.
030-030-033-000	RA-B-X 4.6 AC. MIN.

#### LIVINGSTONS CONCRETE BATCH PLANT - PCPA - T20050072 - BOS3 - MAJ169

**Status:** Planning Commission hearing approved 2/11/10; Notice of Determination filed 2/17/10; Project being appealed to Board of Supervisors

**Lead:** LEAH ROSASCO

**Project Description:** Project consists of a 1,200square-foot office building; 2,400 square-foot warehouse building, concrete batch plant; wash areas for concrete trucks; parking for concrete trucks and employee vehicles on approximately five acres in the Ophir area of Placer County.

**Applicant:** TED HENLEY Work: 916-334-4313

**Location:** OPHIR ROAD AND GERALDSON ROAD, NEWCASTLE/OPHIR AREA

**Acres:** 4.97

**Community Plan:** Ophir General Plan

**MAC Area:** NEWCASTLE/OPHIR MAC

**Owner:** LIVINGSTONS CONCRETE SERVICES

APN	Zoning
040-271-042-000	C3-UP-Dc

#### MINER'S RIDGE FAMILY APARTMENTS - PCPM - T20100046 - BOS5 - MAJ191

**Status:** Planning Commission hearing approved 5/13/10; Notice of Determination filed 5/14/10; Board of Supervisors hearing approved 8/10/10; 2nd Notice of Determination filed 8/11/10; CEQA process complete

**Lead:** MIKE WELLS

**Project Description:** The project proposes to modify the Conditional Use Permit for the Ridgeview Villas to allow for a 64-unit apartment development in place of the 64-lot Planned Residential townhome development that was originally approved.

**Applicant:** USA PROPERTIES FUND, INC Work: 559-292-9212

**Location:** 700' EAST OF SILVERBEND WAY & LINCOLN WAY (BEHIND RALEY'S), BOWMAN AREA

**Acres:** 1.58

**Community Plan:** Auburn/Bowman Community Plan

**MAC Area:** NORTH AUBURN MAC

**Owner:** PLACER COUNTY REDEVELOPMENT AGENCY

APN	Zoning
054-171-031-000	RM-DL10
054-171-032-000	RM-DL10
054-171-035-000	RM-DL10
054-171-036-000	RM-DL10
054-171-037-000	RM-DL10
054-171-038-000	RM-DL10

#### MORGAN'S ORCHARD AT SECRET RAVINE - PEIR - T20050944 - BOS3 - MAJ104

**Status:** County comments on Screencheck Draft EIR sent to consultant 6/24/08; Draft EIR being prepared

**Lead:** CHARLENE DANIELS

**Project** Applicant requests approval of a 68 lot Planned Development on approximately 15.9 acres. The project occupies two

**Description:** parcels (043-072-025 and 043-072-024). The applicant is also requesting approval of Community Plan Amendment for parcel 043-072-024 to change the existing land use designation from Rural Estates (4.6 to 20 acre minimum lot size) to Penryn Parkway and to also approve a rezone for the same parcel from Rural Agricultural with a minimum lot size of 4.6 acres (RA-B-X4.6 acre minimum) to Single Family Residential with a Planned Development designation of 6 dwelling units per acre (RS-PD-6). Five open space parcels, totaling 8.23 acres are proposed which includes the Secret Ravine corridor and the common area between the 68 detached residential units (5.7). Two landscape parcels, totaling one acre, are also proposed and are located between Interstate 80 and the residential units.

**Applicant:** TLA ENGINEERING AND PLANNING Work: 916-786-0685

**Location:** SW CORNER OF I-80 & PENRYN PARKWAY

**Acres:** 7.23

**Community Plan:** Horseshoe Bar/Penryn CP

**MAC Area:** PENRYN AREA ADVISORY COUNCIL

**Owner:** SECRET RAVINE INVESTORS

APN	Zoning
043-072-024-510	O
043-072-024-510	RA-B-X 4.6 AC. MIN.
043-072-025-510	O
043-072-025-510	RA-B-X-DR 4.6 AC. MIN.

#### NEWCASTLE STORAGE YARD - PMPA - T20080121 - BOS3

**Status:** County comments sent 4/9/10, Applicant 2nd submittal due 11/8/10

**Lead:** LISA CARNAHAN

**Project Description:** Proposal to establish shop and storage yard for Freeds Excavating on 2.26 ac. parcel zoned C2-Dc.

**Applicant:** BRIAN FREED Home: 530-885-9811

**Location:** NEAR HWY 193 & TAYLOR ROAD INTERSECTION ON 223 TAYLOR ROAD, NEWCASTLE

**Acres:** 0.58

**Community Plan:** Placer County General Plan

**MAC Area:** NEWCASTLE/OPHIR MAC

**Owner:** FREED ANDREW E & SUSAN E TRUSTEES

APN	Zoning
040-140-040-000	C2-Dc
040-140-045-000	C2-Dc

#### NORTHSTAR @ TAHOE ALPINE COASTER - PMPA - T20100048 - BOS5

**Status:** Applicant 1st submittal received 2/18/2010; Project on hold

**Lead:** MIKE WELLS

**Project Description:** The project proposes to construct an all-weather toboggan with 2,935 l.f. uphill and 4,260 l.f. downhill ride to enhance the year-round attraction at Village @ Northstar.

**Applicant:** CNL INCOME NORTHSTAR LLC Home: 530-562-8044

**Location:** ADJACENT TO THE VILLAGE @ NORTHSTAR AND THE EXISTING VILLAGE EXPRESS SKI LIFT, NORTHSTAR @ TAHOE

**Acres:** 437.96

**Community Plan:** Martis Valley Community Plan

**MAC Area:** NONE

**Owner:** CNL INCOME NORTHSTAR LLC

APN	Zoning
110-050-006-000	FOR-B-X 160 AC. MIN.
110-050-006-000	TPZ
110-050-006-000	TPZ UNTIL 2013 THEN FORESTRY
110-050-058-000	FOR
110-050-058-000	FOR-B-X 160 AC. MIN.
110-050-058-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
110-081-017-000	FOR-B-X 160 AC. MIN.

110-081-020-000 FOR-B-X 160 AC. MIN.  
 110-081-020-000 RES-Ds PD = 15  
 110-081-021-000 FOR-B-X 160 AC. MIN.  
 110-081-021-000 RES-Ds PD = 15  
 110-400-005-000 FOR-B-X 160 AC. MIN.  
 110-400-005-000 RES-UP-Ds  
 110-400-005-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8

#### **NORTHSTAR @ TAHOE SKI TRAIL WIDENING - PEAQ - T20090250 - BOS5 - MAJ183**

**Status:** Application deemed complete 8/23/10; Initial Study Checklist being prepared  
**Lead:** MIKE WELLS  
**Project Description:** The project proposes to widen the existing ski trails with associated snowmaking hydrant relocation and the Martis Camp lift access ski trail.  
**Applicant:** TRIMONT LAND COMPANY Work: 530-559-2136  
**Location:** SKI TERRAIN @ NORTHSTAR @ TAHOE  
**Acres:** 625.65  
**Community Plan:** Martis Valley Community Plan  
**MAC Area:** NONE  
**Owner:** CNL INCOME NORTHSTAR LLC

<b>APN</b>	<b>Zoning</b>
080-260-013-000	FOR-B-X 160 AC. MIN.
091-100-022-000	FOR-B-X 160 AC. MIN.
110-050-015-000	013 WATSON CREEK CONSERVATION
110-050-015-000	FOR
110-050-017-000	FOR-B-X 160 AC. MIN.
110-050-038-000	FOR-B-X 160 AC. MIN.
110-050-038-000	RES-Ds PD = 15
110-050-040-000	FOR-B-X 160 AC. MIN.
110-050-041-000	FOR-B-X 160 AC. MIN.
110-050-041-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
110-050-047-000	FOR-B-X 160 AC. MIN.
110-050-047-000	RES-Ds PD = 15
110-050-047-000	RES-Ds PD = 5.8
110-050-047-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
110-050-050-000	FOR-B-X 160 AC. MIN.
110-050-053-000	013 WATSON CREEK CONSERVATION
110-050-053-000	FOR
110-070-008-000	FOR-B-X 160 AC. MIN.
110-070-009-000	013 WATSON CREEK CONSERVATION
110-070-010-000	FOR-B-X 160 AC. MIN.
110-070-014-000	013 WATSON CREEK CONSERVATION
110-070-015-000	013 WATSON CREEK CONSERVATION
110-070-016-000	013 WATSON CREEK CONSERVATION

#### **NORTHSTAR OVERALL MOUNTAIN MASTER PLAN - PEIR - T20070565 - BOS5 - MAJ121**

**Status:** Notice of Preparation public review period pending  
**Lead:** CHRISTINA SNOW  
**Project Description:** NORTHSTAR-AT-TAHOE OVERALL MOUNTAIN MASTER PLAN (OMMP) 8/6/07 - PEIR Northstar-at-Tahoe proposes an Overall Mountain Master Plan for the existing ski resort area. This will involve both project-level and program-level components. The project-level will include six new lifts and associated terrain, snowmaking and associated infrastructure, additional trails and trail widening, four skier bridges, new half pipe and existing half pipe relocation, new skier service, site improvements to existing sites, cross country center relocation and campsite area, relocated ropes course and tree canopy tours, additional mountain bike park trails. Entitlements include Rezone and General Plan Amendment. The future development that will be considered at the program level will include two additional lifts and the Intercept Parking Lot Gondola and associated terrain, additional skier service sites, and the Backside campsite area.  
**Applicant:** TRIMONT LAND COMPANY Work: 530-559-2136  
**Location:** SIX MILES SOUTHEAST OF TRUCKEE OFF OF NORTHSTAR DRIVE VIA STATE ROUTE 267, IN PLACER COUNTY  
**Acres:** 658.49  
**Community Plan:** Martis Valley Community Plan

**MAC Area:** NONE

**Owner:** TRIMONT LAND COMPANY

APN	Zoning
080-260-001-000	O
080-260-001-000	TPZ
080-260-002-000	O
080-260-002-000	TPZ
080-260-002-000	TPZ UNTIL 2013 THEN FORESTRY
080-260-008-000	FOR-B-X 160 AC. MIN.
080-260-010-000	FOR-B-X 160 AC. MIN.
080-260-013-000	FOR-B-X 160 AC. MIN.
080-260-015-000	TPZ
080-260-016-000	FOR-B-X 160 AC. MIN.
080-260-017-000	FOR-B-X 160 AC. MIN.
080-260-017-000	TPZ
091-100-002-000	TPZ
091-100-022-000	FOR-B-X 160 AC. MIN.
091-100-027-000	TPZ
110-030-018-000	FOR-B-X 160 AC. MIN.
110-030-050-000	O
110-030-050-000	RM-UP-B-X-Ds-DL3 20 AC. MIN. PD = 3
110-030-050-000	RS-B-X 20 AC. MIN. PD = 2.1 TPZ til 2013
110-030-050-000	TPZ
110-030-051-000	O
110-030-051-000	RM-UP-B-X-Ds-DL3 20 AC. MIN. PD = 3
110-030-051-000	TPZ
110-030-069-000	FOR-B-X 160 AC. MIN.
110-030-069-000	O
110-030-069-000	RES-UP-Ds
110-030-070-000	FOR-B-X 160 AC. MIN.
110-030-070-000	RS-B-43
110-030-074-000	O
110-030-074-000	TPZ
110-050-006-000	FOR-B-X 160 AC. MIN.
110-050-006-000	TPZ
110-050-006-000	TPZ UNTIL 2013 THEN FORESTRY
110-050-015-000	013 WATSON CREEK CONSERVATION
110-050-015-000	FOR
110-050-017-000	FOR-B-X 160 AC. MIN.
110-050-026-000	TPZ
110-050-029-000	TPZ
110-050-030-000	TPZ
110-050-034-000	O
110-050-034-000	TPZ
110-050-038-000	FOR-B-X 160 AC. MIN.
110-050-038-000	RES-Ds PD = 15
110-050-039-000	FOR-B-X 160 AC. MIN.
110-050-039-000	RES-Ds PD = 15
110-050-040-000	FOR-B-X 160 AC. MIN.
110-050-041-000	FOR-B-X 160 AC. MIN.
110-050-041-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
110-050-047-000	FOR-B-X 160 AC. MIN.
110-050-047-000	RES-Ds PD = 15
110-050-047-000	RES-Ds PD = 5.8
110-050-047-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
110-070-008-000	FOR-B-X 160 AC. MIN.
110-070-009-000	013 WATSON CREEK CONSERVATION
110-070-010-000	FOR-B-X 160 AC. MIN.
110-070-014-000	013 WATSON CREEK CONSERVATION
110-070-015-000	013 WATSON CREEK CONSERVATION
110-070-016-000	013 WATSON CREEK CONSERVATION
110-070-017-000	013 WATSON CREEK CONSERVATION
110-081-041-000	FOR-B-X 160 AC. MIN.
110-081-041-000	RS PD = 3
114-010-001-000	FOR-B-X 160 AC. MIN.
114-010-001-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
114-010-002-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
114-010-003-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
114-010-004-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
114-010-005-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
114-010-006-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8
114-010-007-000	RM-B-X-Ds 20 AC. MIN. PD = 5.8

114-010-008-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8  
 114-010-009-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8  
 114-010-010-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8  
 114-010-011-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8  
 114-010-012-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8  
 114-010-013-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8  
 114-010-014-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8  
 114-010-015-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8  
 114-010-016-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8  
 114-010-017-000 FOR-B-X 160 AC. MIN.  
 114-010-017-000 RM-B-X-Ds 20 AC. MIN. PD = 5.8

#### ORCHARD AT PENRYN - PEIR - T20070521 - BOS3 - MAJ120

**Status:** 1st Administrative Draft EIR received 8/17/10; County comments due 9/16/10  
**Lead:** LEAH ROSASCO  
**Project Description:** Project entitlements are for a Major subdivision and Conditional Use Permit EIR submitted 7/18/2007. Project proposes to develop 150 condominiums, a recreational center with swimming pool, spa and fitness center on 15.1 acres. The condominiums would consist of four and five-plexes with parking for 350 vehicles. Gates ingress/egress from Penryn Road and Taylor Road (secondary) would provide access to the project site. The subject property includes two parcels located on the west side of Penryn Road, just north of Interstate 80. The northwest corner of the property is adjacent to Taylor Road. The site is located within the Horseshoe Bar/Penryn Community Plan area and part of the Penryn Parkway. The property is zoned Residential Multi-Family and Neighborhood Commercial.  
**Applicant:** FORUM CONSULTANTS INC Work: 916-435-8868  
**Location:** PENRYN PARKWAY IN PENRYN  
**Acres:** 4.71  
**Community Plan:** Horseshoe Bar/Penryn CP  
**MAC Area:** PENRYN AREA ADVISORY COUNCIL  
**Owner:** PENRYN DEVELOPMENT LLC  
**APN** **Zoning**  
 043-060-052-000 C1-UP-Dc  
 043-060-053-000 RM-DL10 PD = 10

#### PENRYN HEIGHTS MLD - PMLD - T20090376 - BOS3

**Status:** County comments sent 8/20/10; Applicant 3rd submittal due 9/17/10  
**Lead:** LEAH ROSASCO  
**Project Description:** The project proposes to subdivide into 4 parcels of various sizes.  
**Applicant:** ANDREGG GEOMATICS Home: 530-885-7072 Work: 530-885-7072  
**Location:** 7365 ENGLISH COLONY WAY, WEST OF TAYLOR ROAD, PENRYN  
**Acres:** 4.87  
**Community Plan:** Horseshoe Bar/Penryn CP  
**MAC Area:** PENRYN AREA ADVISORY COUNCIL  
**Owner:** PENRYN PARTNERS LP  
**APN** **Zoning**  
 032-220-051-000 C2-Dh

#### RANCHO DEL ORO SUBDIVISION - PEIR - T20070164 - BOS4 - MAJ118

**Status:** Planning Commission hearing certified the EIR on 7/22/10; Project being appealed; Board of Supervisors hearing pending  
**Lead:** EJ IVALDI  
**Project Description:** The proposed project includes a Rezone and Tentative Subdivision Map on a 119 acre parcel located in Granite Bay. The subject parcel is currently zoned RS-AG-B100, PD .083 and is designated as Rural Low Density Residential, .9 to 2.3 acre minimum in the Granite Bay Community Plan. The applicants are requesting that the subject parcel be rezoned to RS-DL-0.83 to allow for the development of approximately 90 single-family residential lots. The proposed project would also include eight open space lots. The applicant is also proposing entry gates for the subdivision.

**Applicant:** A.R. ASSOCIATES Work: 530-888-1288  
**Location:** OLIVE RANCH ROAD OPPOSITE ROLLINWOOD SUBD, 1/4 MI EAST OF CAVITT-STALLMAN RD  
**Acres:** 117.51  
**Community Plan:** Granite Bay Community Plan  
**MAC Area:** GRANITE BAY MAC  
**Owner:** TSAKOPOULOS INVESTMENTS  
**APN** **Zoning**  
046-090-012-000 RS-AG-B-100 PD = 0.83

**RECYCLED ASPHALT PAVEMENT PLANT - PCPM - T20100150 - BOS1 - MAJ194**

**Status:** County comments sent 8/12/10; Applicant 3rd submittal due 9/10/10  
**Lead:** LISA CARNAHAN  
**Project Description:** The project proposes to add processing equipment for a Recycled Asphalt Pavement Plant and to relocate aggregate stockpiles from the current site to the 3.4-acre new site immediately to the south.  
**Applicant:** VULCAN MATERIALS COMPANY WESTERN DIVISION Work: 916-773-3968  
**Location:** 1/4 MILE SOUTH OF PFE ROAD  
**Acres:** 4.7  
**Community Plan:** Dry Creek West Placer Community Plan  
**MAC Area:** WEST PLACER MAC  
**Owner:** VULCAN MATERIALS CO. WESTERN DIV.  
**APN** **Zoning**  
474-120-007-000 IN-UP-Dc  
474-120-014-000 IN-UP-Dc  
474-120-020-000 IN-UP-Dc

**RIOLO VINEYARD SP PARCEL J - PSUB - T20100207 - BOS1 - MAJ197**

**Status:** County comments sent 7/26/10; Applicant 2nd submittal due 8/25/10  
**Lead:** LISA CARNAHAN  
**Project Description:** The project proposes 106 single-family lots on a 30.4-acre parcel within the Riolo Vineyard Specific Plan. The EIR of the Specific Plan was certified on 5/12/2009.  
**Applicant:** HBT OF RIOLO VINEYARDS LLC Work: 916-782-2424  
**Location:** NORTH OF PFE ROAD, WEST OF WALERGA ROAD  
**Acres:** 29.92  
**Community Plan:** Dry Creek West Placer Community Plan  
**MAC Area:** WEST PLACER MAC  
**Owner:** HBT OF RIOLO VINEYARDS LLC  
**APN** **Zoning**  
023-221-006-000 RS-AG-B-20-DR PD = 2

**ROBINSON SAND & GRAVEL GRADING PERMIT - PEAQ - T20060351 - BOS3**

**Status:** Mitigated Negative Declaration public review ended 7/2/08; Grading Permit to be approved  
**Lead:** LEAH ROSASCO  
**Project Description:** Review of grading permit (DGP T3769) Project includes grading for a new road to access a cellular site and for a pad for a future commercial use on three acre parcel.  
**Applicant:** ROBINSON INA R TRUSTEE  
**Location:** NORTHWEST CORNER OF LOZANOS RD & OPHIR RD  
**Acres:** 19.45  
**Community Plan:** Ophir General Plan



**MAC Area:** NEWCASTLE/OPHIR MAC  
**Owner:** ROBINSON INA R TRUSTEE  
**APN**                      **Zoning**  
040-320-057-000      F-MR-SP  
040-320-057-000      HS-B-43-MR-SP-Dc

**SAMPSON POND - PEAQ - T20090283 - BOS2**

**Status:** County comments sent 3/9/10; Applicant 5th submittal due 9/19/10

**Lead:** ALEX FISCH

**Project Description:** Project Description: The project proposes to construct a 13-acre linear lake on three properties totaling 77 acres, which would be used as a private recreational water ski lake. Construction of the lake would involve cuts and fills up to 15 feet in height with an estimated 108,500 cubic yards in total earthwork. The project proposes to export an estimated 77,700 cubic yards of overburden material for use in construction of the Highway 65 Bypass project and the remaining 30,800 cubic yards of material would be used on-site for lake construction. Project grading would disturb a total of approximately 17 acres. Project Site (Background/Existing Setting): The project site is located at 5200 Ranch House Road, one mile southeast of the intersection of Ranch House Road and Riosa Road in Sheridan. The project site is zoned Farm combining minimum Building Site of 20 acres and is designated Agriculture / Timberland 20-acre minimum in the Placer County General Plan. Two of the three properties are developed with one single-family residence, and one property is developed with a residential garage but does not include a residence. The project site is bounded by undeveloped farmland to the north, south and east, and Ranch House Road to the west. The site ranges between approximately 108 feet to 125 feet above mean sea level and is seasonally vegetated with native and non-native annual grasslands, which are routinely disked. An intermittent tributary to Yankee Slough flows from the northeast to the southwest across the southeasterly portion of the project site. Three drainage swales flow across the property from north to south and are intercepted by the intermittent stream at varying points. The intermittent stream is characteristic of an agricultural water delivery ditch, having a defined bed and bank but lacking any riparian vegetation. The drainage swales are not defined by any bed, bank or vegetative characteristics, and exist as poorly defined topographic characteristics only.

**Applicant:** SAMPSON LEE P & JOAN L TTEE    Home: 916-622-2745

**Location:** E END OF RANCH HOUSE RD

**Acres:** 19.15

**Community Plan:** Placer County General Plan

**MAC Area:** SHERIDAN MAC

**Owner:** SAMPSON LEE P & JOAN L TTEE

**APN**                      **Zoning**  
020-130-055-000      F-B-X 20 AC. MIN.  
020-130-061-000      F-B-X 20 AC. MIN.  
020-130-062-000      F-B-X 20 AC. MIN.

**SCHWARTZ & PEEK MINOR LAND DIVISION - PMLD - T20100019 - BOS5**

**Status:** County comments sent 2/25/10; Applicant 2nd submittal due 9/24/10

**Lead:** LISA CARNAHAN

**Project Description:** MINOR LAND DIVISION TO SPLIT (1) 10.24 ACRES INTO (2) PARCELS OF 5.10 ACRES AND 5.14 ACRES. PROPERTY LOCATED APPROXIMATELY 1/2 MILE NORTHEAST FROM THE END OF MANZANITA FOREST DRIVE FROM INTERSECTION OF MANZANITA FOREST DRIVE & OLD ORCHARD COURT & PLACER HILLS ROAD.

**Applicant:** PEEK J STEPHEN ET AL    Home: 530-637-5288

**Location:** NEAR OLD ORCHARD COURT & PLACER HILLS ROAD, MEADOW VISTA

**Acres:** 10.82

**Community Plan:** Colfax Community Plan

**MAC Area:** WEIMAR/APPLEGATE/COLFAX MAC

**Owner:** PEEK J STEPHEN ET AL

**APN**                      **Zoning**  
071-121-021-000      F-B-100 PD = 0.4  
071-121-021-000      F-B-43 PD = 1

**SENA @ SQUAW VALLEY - PEIR - T20060469 - BOS5 - MAJ114**

**Status:** Scope of Work being reviewed before EIR contract can be prepared

**Lead:** ALLEN BREUCH

**Project Description:** The Sena at Squaw Valley project is a custom designed 240-unit condominium development comprised of 98 townhouse style condominiums, 112 time share condominiums and 30 affordable units, an approximately 25,000 square foot clubhouse and three smaller clubhouses (approx 1,260 square feet, 2,653 square feet, and 6,078 square feet respectively). The 98 townhouse style condominiums will be three stories and will have a mixture of two, three or four bedrooms with an attached one or two car garage. The units will range in size from approx 1,800 square feet to 2,400 square feet. The 112 time share condominiums will be constructed in a 2-3 story building and will be mixed with two, three or four bedroom units. There will be an underground garage for approx 200 cars dedicated to the time share condominiums. The units will range in size from approx 1,350 square feet to 1,870 square feet. The 30 affordable units will be single story units and have 2-3 bedrooms of mixed square footages. The units will be built in a 2-story structure with immediately adjacent exterior parking provided. The main clubhouse will be designed to have a weight room, locker facility, spa and massage areas, a pool, tennis courts; a children's play area, and a community room and offices. The smaller clubhouses will feature a spa and small weight room with a design potential for a second pool area. The project has also been designed to provide a Squaw Valley ski bus drop off and pick up location on-site as a project amenity and to reduce traffic impacts to valley traffic.

**Applicant:** SAM NEASCHAM Work: 916-338-9370

**Location:** OFF SQUAW VALLEY RD

**Acres:** 16.39

**Community Plan:** Squaw Valley Community Plan

**MAC Area:** SQUAW VALLEY MAC

**Owner:** SIERRA SUMMIT PARTNERS ONE, LLC

<b>APN</b>	<b>Zoning</b>
096-230-052-000	HDR DF = 20

#### SUGAR PINE RIDGE - PEIR - T20080151 - BOS5 - MAJ115

**Status:** Updated Initial Study signed by applicant 5/26/10; Scope of Work from EIR consultant due

**Lead:** MIKE WELLS

**Project Description:** The applicant is proposing a 46-lot subdivision off Placer Hills Road in Meadow Vista.

**Applicant:** GAVIN BALL Work: 530-582-4244

**Location:** PLACER HILLS ROAD, MEADOW VISTA

**Acres:** 43.43

**Community Plan:** Meadow Vista Community Plan

**MAC Area:** MEADOW VISTA MAC

**Owner:** TR MEADOW VISTA LLC

<b>APN</b>	<b>Zoning</b>
074-090-024-000	O
074-090-024-000	RS-AG-B-40
077-100-033-000	F-B-X 4.6 AC. MIN. PD = 0.2
077-100-076-000	F-B-X 4.6 AC. MIN. PD = 0.2
077-100-090-000	F-B-X 4.6 AC. MIN. PD = 0.2
077-100-090-000	FH
077-100-090-000	O
077-100-090-000	RA-B-X 5 AC. MIN.
077-112-040-000	F-B-X 4.6 AC. MIN. PD = 0.2

#### TARGET EXPANSION - PEIR - T20080039 - BOS3 - MAJ130

**Status:** EIR required letter sent on 1/25/08; Applicant to select EIR consultant

**Lead:** GERRY HAAS

**Project Description:** The applicants propose to expand and remodel the existing Target retail store in the North Auburn area. The expansion would occur at the north end of the building, which would extend toward Rock Creek Road. The existing garden center at the south end of the building would be enclosed and would become indoor retail and stock area. The total expansion would include approximately 42,566 square feet. The parking lot layout would be modified to increase the total number of parking spaces in the existing lot adjacent to the west (front) of the building.

**Applicant:** PACIFIC LAND SERVICES Work: 925-680-6406

**Location:** NE CORNER OF BELL AND HWY 49

**Acres:** 10.04  
**Community Plan:** Auburn/Bowman Community Plan  
**MAC Area:** NORTH AUBURN MAC  
**Owner:** TARGET CORPORATION/DAVID HENRY  
**APN** **Zoning**  
 052-030-062-000 CPD-Dc

#### **TIMBERLINE AT AUBURN - PEIR - T20080139 - BOS3 - MAJ132**

**Status:** 2nd Administrative Draft EIR received 8/17/10; County comments due 9/2/10  
**Lead:** GEORGE ROSASCO  
**Project Description:** The proposed project involves the construction of a continuing care community and commercial/retail center, trails, and wetlands on a 119-acre site. The proposed project would consist of 860 residential units. The continuing care community consists of nine two- and three-story independent living buildings, 76 villa duplexes, 66 detached villas, two independent living buildings, and four retirement "common buildings" that in total equal 782 living units.. The commercial/retail portion of the project would include three multi-story buildings with 33,500 square feet of commercial/retail with 28,500 square feet being used for retail and 5,000 square feet being used for office professional, five multi-story medical office and office professional buildings with a total of up to 90,000 square feet of medical office space, or up to 140,000 square feet of professional office space, 78 residential lofts that would occupy the second and third stories of the retail buildings and one of the medical office buildings, an RV/boat storage facility, and two 22,500-square-foot professional office commercial buildings. In addition, the project applicant would construct a trail and mitigation wetlands on the undeveloped Auburn Recreation Park District lands to the northeast. The 24-acre Auburn Recreation Park District lands are considered to be part of the proposed 119-acre project site, and any potential impacts resulting from construction of trails and mitigation wetlands will be evaluated in the EIR.  
**Applicant:** WESTERN CARE CONSTRUCTION COMPANY, INC Work: 916-624-6200  
**Location:** NORTH OF BELL ROAD AND RICHARDSON DRIVE  
**Acres:** 1.12  
**Community Plan:** Auburn/Bowman Community Plan  
**MAC Area:** NORTH AUBURN MAC  
**Owner:** RONMAR CONSTRUCTION CO INC  
**APN** **Zoning**  
 051-140-056-000 O  
 051-140-057-000 O  
 051-180-058-000 O  
 051-180-058-000 RM-DL15  
 051-180-058-000 RS-AG-B-40  
 051-180-058-000 RS-DL5  
 051-180-059-000 OP-Dc  
 051-211-016-000 F 4.6 AC. MIN.

#### **TOAD HILL RANCH MITIGATION BANK - PEAQ - T20080335 - BOS2**

**Status:** Grading Permit for Phase 3 & 4 approved 6/21/10; Notice of Determination filed 6/28/10; Phase 1 & 2 approved 8/11/10; 2nd Notice of Determination filed 8/11/10; CEQA process complete  
**Lead:** LISA CARNAHAN  
**Project Description:** Proposed project will preserve existing wetlands and restore/create vernal pools and seasonal wetlands on the project site. The preserved and restored wetlands and the upland habitat will be available for sale to projects requiring vernal pool preservation, vernal pool creation, seasonal wetland creation and Swainson's hawk foraging habitat. The project will preserve approximately 43.66 acres of wetlands and will restore/create approximately 125 acres of wetlands. The project will be phased.  
**Applicant:** WILDLANDS, INC. Work: 916-435-3555  
**Location:** NE QUADRANT OF SUNSET BLVD WEST AND BREWER ROAD.  
**Acres:** 179.1  
**Community Plan:** Placer County General Plan  
**MAC Area:** NONE  
**Owner:** ROSEVILLE/FIDDYMENT LAND VENTURE C/O SIGNATURE PROPERTIES  
**APN** **Zoning**

017-010-009-000 F-B-X 80 AC. MIN.  
 017-010-053-000 F-B-X 80 AC. MIN.  
 017-010-054-000 F-B-X 80 AC. MIN.  
 017-010-055-000 F-B-X 80 AC. MIN.  
 017-010-057-000  
 017-020-030-000 F-B-X 80 AC. MIN.  
 017-020-031-000 F-B-X 80 AC. MIN.

**TURKEY CREEK ESTATES - PEIR - T20080454 - BOS2 - MAJ157**

**Status:** Additional information required before Draft Notice of Preparation can be prepared

**Lead:** ALEX FISCH

**Project Description:** The project requests approval of a General Plan Amendment, Rezone, Conditional Use Permit, and Tentative Subdivision Map to develop a low-density residential subdivision consisting of 393 single-family residential lots in three villages on 248 acres of land. The project would include two gated entrances with all roads internally connected. The project includes 27 common lots for development of on-site private roadways, parks, open space lots, and landscaped corridors. The project includes 221 residential lots of approximately 0.25 acres each on 103.1 acres known as Village 1, which would be located in the southwesterly portion of the site. The proposed General Plan Land Use designation for Village 1 is Low Density Residential and the proposed zoning is Residential Single-Family combining Minimum Building Site of 10,000 square feet. The project also includes 172 residential lots of approximately 0.5 acres each on 144.6 acres known as Village 2 and Village 3, which would be located in the northerly and easterly portions of the site, respectively. The proposed General Plan Land Use designation for Village 2 and Village 3 is Low Density Residential and the proposed zoning is Residential Single-Family combining Minimum Building Site of 20,000 square feet. The project proposes three park sites totaling 8.6 acres, which would serve project residents and the public during normal daylight hours. Park amenities include a proposed tot-lot, basketball courts, and a soccer/baseball field. The main neighborhood park would be a 6.4-acre park site located adjacent to Auburn Ravine Creek in the northeast corner of the site, and would include approximately 25 off-street parking spaces. The other two parks would comprise 1.1 acres each and would include a tot-lot park and a neighborhood park site with basketball courts. Both parks include on-street parking.

**Applicant:** TURKEYLAND LLC, AND EAST LINCOLN, LLC Work: 916-984-1300

**Location:** EAST OF TURKEY CREEK GOLF COURSE, LINCOLN

**Acres:** 142.84

**Community Plan:** Placer County General Plan

**MAC Area:** RURAL LINCOLN ADVISORY COUNCIL

**Owner:** TURKEYLAND LLC, AND EAST LINCOLN, LLC

APN	Zoning
021-272-022-000	F-B-X 20 AC. MIN.
021-272-023-000	F-B-X 20 AC. MIN.
021-272-023-000	F-B-X-SP 20 AC. MIN.

**VODOPICH PARCEL MAP - PMLD - T20090035 - BOS2**

**Status:** Application deemed complete 8/11/10; Initial Study being prepared

**Lead:** ALEX FISCH

**Project Description:** The project requests approval of a Parcel Map to subdivide a 20-acre parcel into two lots of 10 acres each. The project site is located at 5720 Mount Pleasant Road, 3/4 of a mile northwest of the intersection of Mount Pleasant Road and Mount Vernon Road in the rural West Auburn area, and is developed with a single-family residence and a detached workshop. The 20-acre project site is zoned Farm combining minimum Building Site of 10 acres (F-B-X 10) and is designated Agriculture / Timberland 10 acre minimum in the Placer County General Plan.

**Applicant:** NITA MATHIS Home: 916-768-8984

**Location:** SOUTH OF GODLEY ROAD AND MT. VERNON INTERSECTION.

**Acres:** 17.65

**Community Plan:** Placer County General Plan

**MAC Area:** RURAL LINCOLN ADVISORY COUNCIL

**Owner:** VODOPICH FRANK & FLORENCE

APN	Zoning
026-340-078-000	F-B-X 10 AC. MIN.

**ZTA FOR HOMELESS / TRANSITIONAL HOUSING - PZTA - T20080448 -**

**Status:** Negative Declaration public review ends 8/14/09; Board of Supervisors hearing pending

**Lead:** JENNIFER DZAKOWIC

**Project Description:** To bring the Placer County Code into compliance with State housing law, zoning text amendments for Homeless Shelters and Transitional Housing. These amendments will establish definitions for Homeless Shelters and Transitional Housing and identify appropriate zoning designation where these uses will be allowed.

**ZTA FOWL & POULTRY - PZTA - T20090403 -**

**Status:** Planning Commission recommended approval 7/22/10; Board of Supervisors hearing pending

**Lead:** CHARLENE DANIELS

**Project Description:** The project proposes to amend the Animal Raising and Keeping section of the Zoning Ordinance and modify section 17.56.050(f)(6) for Fowl and Poultry.